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BOARD OF APPEAL REFERRALS

March 25, 1976

1. Z-3546 Marian Mahmoud
29 Thetford Avenue, Dorchester
2. Z-3547 Oscar Sardinas and Michele Virgulio
25-27 Leicester Street, Brighton
3. Z-3548 Ramada, Inc.
225 William F. McClellan Highway, East Boston
4. Z-3549 President and Fellows of Harvard College
55 North Harvard Street, Allston
5. Z-3550 Wilbur Adams
241 Old Colony Avenue, South Boston
6. Z-3551 Tri-City
60 Broadlawn Park, West Roxbury
7. Z-3556 Union Warren Savings Bank
48-50 Summer Street, Boston

1

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Petition No. Z-3546
Marian Mahmoud
29 Thetford Avenue, Dorchester
near Norfolk Street

Purpose: to change occupancy from one-family dwelling to day care center for 60 children.

Required	Proposed
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Section 18-1. Front yard is insufficient. 25 ft. 20 ft.

Conversion would not meet requirements for conditional use: site is inappropriate; amount of space is inadequate for projected enrollment; facility would overcrowd a structure not intended for proposed density and would have an adverse impact on the residential two- and three-family neighborhood. Recommend denial.

VOTED: In reference to Petition No. Z-3546, brought by Marian Mahmoud, 29 Thetford Avenue, Dorchester, for a conditional use and a variance for a change of occupancy from one-family dwelling to day care center for 60 children in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Conversion would not meet requirements for conditional use: site is inappropriate; amount of space is inadequate for projected enrollment; facility would overcrowd a structure not intended for proposed density and would have an adverse impact on the residential two- and three-family neighborhood.



Z-3546

29 THETFORD AVE.

(DOR.)

J. ROBERTS
THOMAS

Board of Appeal Referrals 3/25/76

Hearing: 4/6/76

Petition No. Z-3547
 Oscar Sardinas and Michele Virgulio
 25-27 Leicester Street, Brighton
 near Surrey Street

2½-story frame structure - residential (R-.5) and general business (B-1) districts.

Purpose: to change occupancy from two-family dwelling to three-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirement for lot area is forbidden in an R-.5 district.		
Section 14-1. Lot area is insufficient.	2 acres	8,135 sf
Section 14-3. Lot width is insufficient.	200 ft.	65 ft.
Section 14-4. Street frontage is insufficient.	200 ft.	65 ft.

Proposed basement apartment is undesirable and an unreasonable use of structure. Residents and the Allston Civic Association are opposed to this conversion. Recommend denial.

VOTED: In reference to Petition No. Z-3547, brought by Oscar Sardinas and Michele Virgulio, 25-27 Leicester Street, Brighton, for a forbidden use and three variances for a change of occupancy from two-family dwelling to three-family dwelling in residential (R-.5) and general business (B-1) districts, the Boston Redevelopment Authority recommends denial. Proposed basement apartment is undesirable and an unreasonable use of structure. Residents and the Allston Civic Association are opposed to this conversion.

Z-3547

25-27 LEICESTER ST.

BRIT

ARLINGTON

WASHINGTON

Board of Appeal Referrals 3/25/76

Hearing: 4/6/76

Petition No. Z-3548
Ramada Inn, Inc.
225 William F. McClellan Highway,
East Boston
near Addison Street

Twelve-story motel - industrial (I-2) district.

Purpose: to erect 105' by 10' sign on roof.

Violations:

Section 11-2. The top of a wall sign attached parallel to a building may be no higher than the lowest point of the roof surface.

Section 11-2. The total area of permanent signs on the building exceeds maximum allowed.

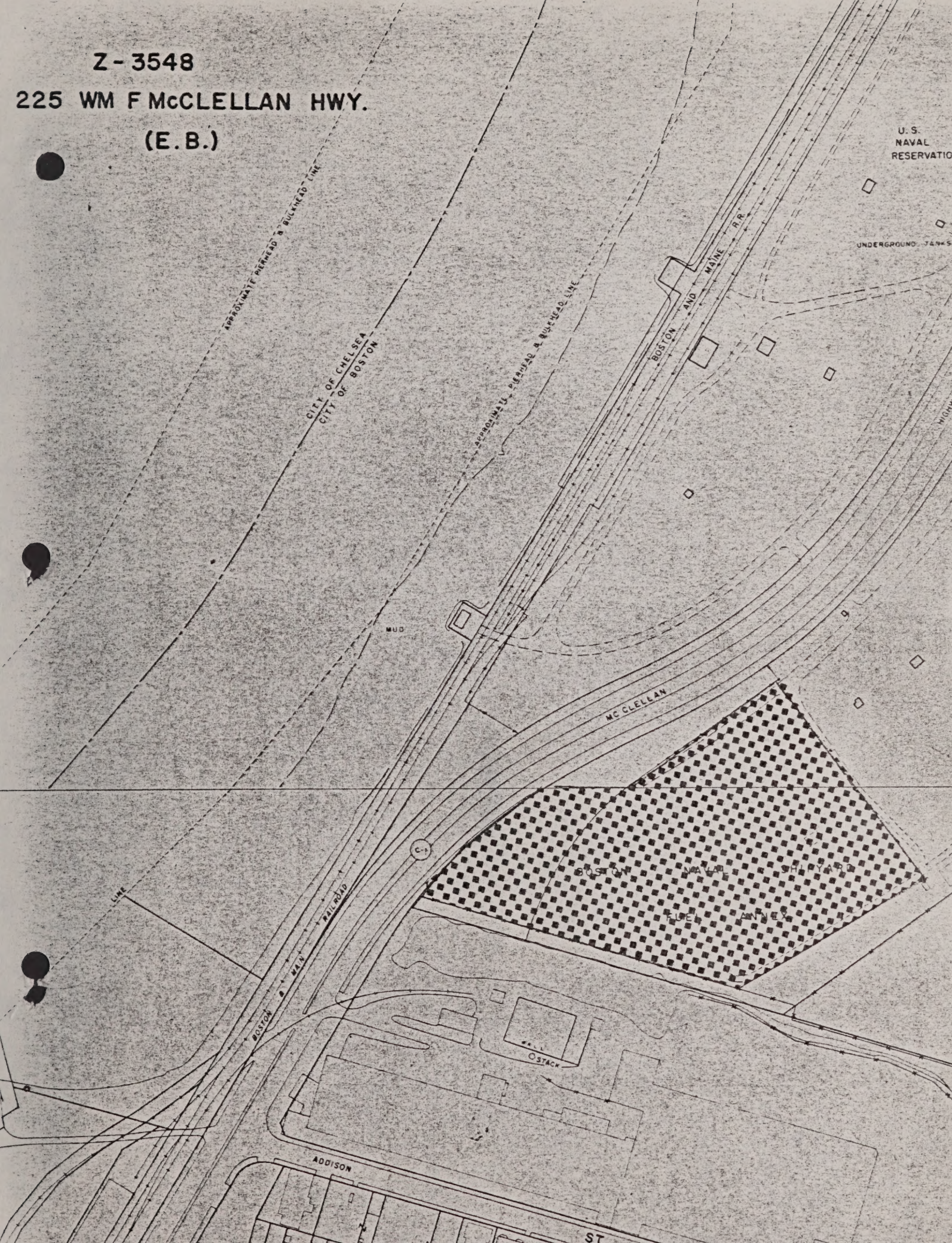
The oversize sign indicating "RAMADA INN" is unwarranted, would create an undesirable precedent, and would intensify excessive signage on this major artery. Two years ago, a similar petition was denied by the Authority and the Board of Appeal. Recommend denial.

VOTED: In reference to Petition No. Z-3548, brought by Ramada Inn, Inc., 225 William F. McClellan Highway, East Boston, for a conditional use to erect a 105-foot by 10-foot sign on roof of motel structure in an industrial (I-2) district, the Boston Redevelopment Authority recommends denial. The oversize sign is unwarranted, would create an undesirable precedent, and would intensify excessive signage along this major artery.

Z - 3548

225 WM F McCLELLAN HWY.

(E.B.)



Board of Appeal Referrals 3/25/76

Hearing: 4/6/76

Petition No. Z-3549
President and Fellows of Harvard College
55 North Harvard Street, Allston
near Soldiers Field Road

University complex - apartment (H-1) district.

Purpose: to erect one-story addition to hockey rink, creating athletic facility containing hockey arena, natatorium, basketball stadium, and track and field house, with support facilities and spectator seating.

Violations:

	<u>Required</u>	<u>Proposed</u>
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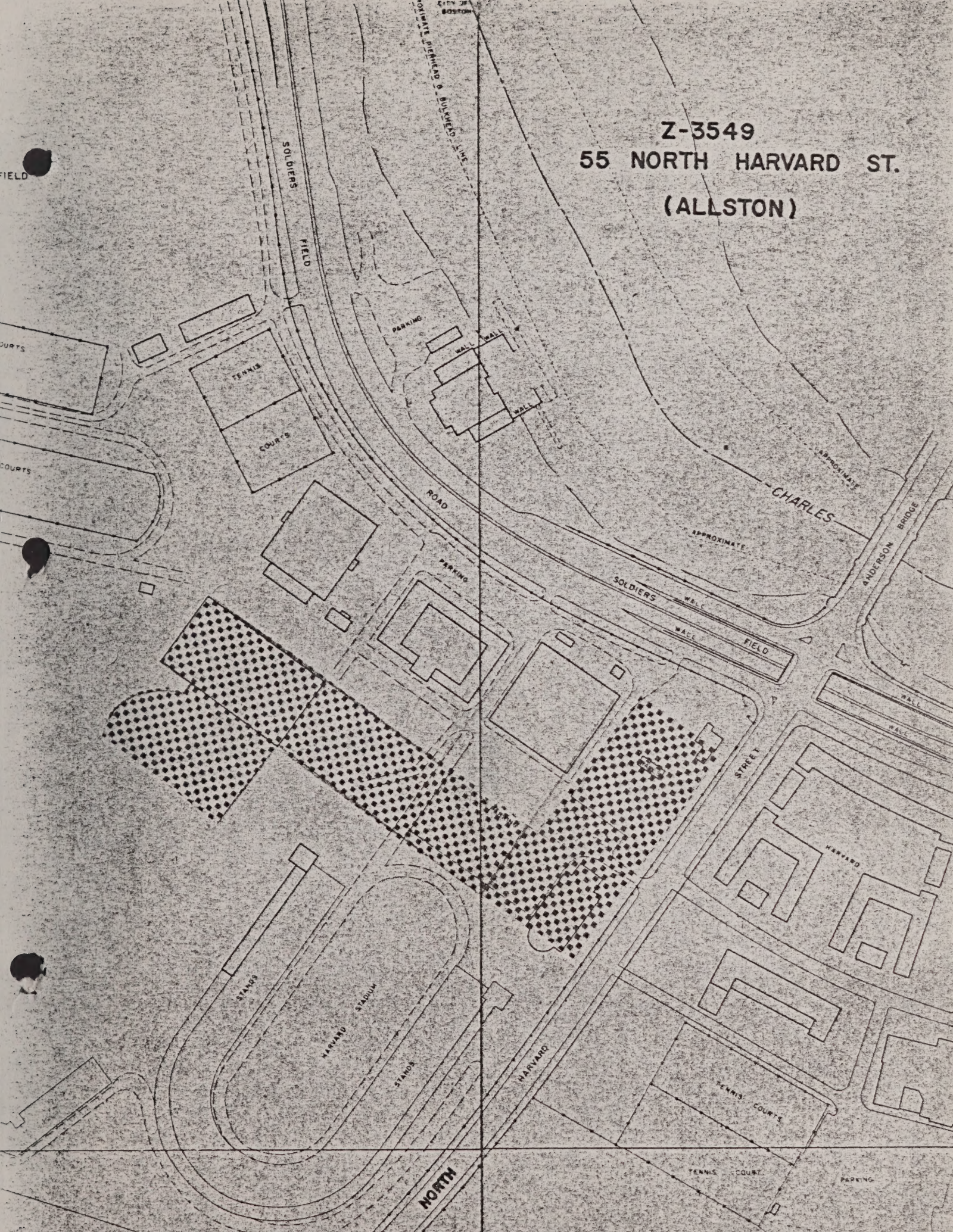
Section 8-6.	A change in a conditional use requires Board of Appeal approval.	
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Section 23-2.	Off-street parking is insufficient.	1,067 spaces	43 spaces
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It is proposed to convert the existing hockey rink structure to a basketball stadium and to construct an athletic facility addition to include a new hockey arena, natatorium, and track and field house. Parking deficiency would be alleviated by the provision of approximately 922 spaces within 1200 feet of the facility. Recommend approval.

VOTED: In reference to Petition No. Z-3549, brought by the President and Fellows of Harvard College, 55 North Harvard Street, Allston, for a conditional use and a variance to erect a one-story addition to a hockey rink in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposal complies with conditional use requirements. Parking deficiency would be alleviated by the provision of approximately 922 spaces within 1200 feet of the facility.

Z-3549
55 NORTH HARVARD ST.
(ALLSTON)



Board of Appeal Referrals 3/25/76

Hearing: 3/30/76

Petition No. Z-3550
Wilbur Adams
241 Old Colony Avenue, South Boston
at Dorchester Street

Gas service station - local business (L-1) and manufacturing (M-2) districts.

Purpose: to erect one-story addition.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-6. A change in a conditional use requires Board of Appeal approval.		
Section 20-1. Rear yard is insufficient.	20 ft.	2 ft.

Yard deficiency would not have an adverse impact on this commercial area.
Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3550, brought by Wilbur Adams, 241 Old Colony Avenue, South Boston, for a conditional use and a variance to erect a one-story addition to a gas service station in local business (L-1) and manufacturing (M-2) districts, the Boston Redevelopment Authority recommends approval provided that the facility complies with Board of Appeal guidelines for gas service stations.

Z-3550

241 OLD COLONY AVE.
(S.B.)



Board of Appeal Referrals 3/25/76

Hearing: 4/6/76

Petition No. Z-3551
Tri-City Trust
60 Broadlawn Park, West Roxbury
near LaGrange Street

385,650 square feet of land - residential (R-.5) district.

Purpose: to erect a one-story private club structure to accommodate ten tennis courts and related activities.

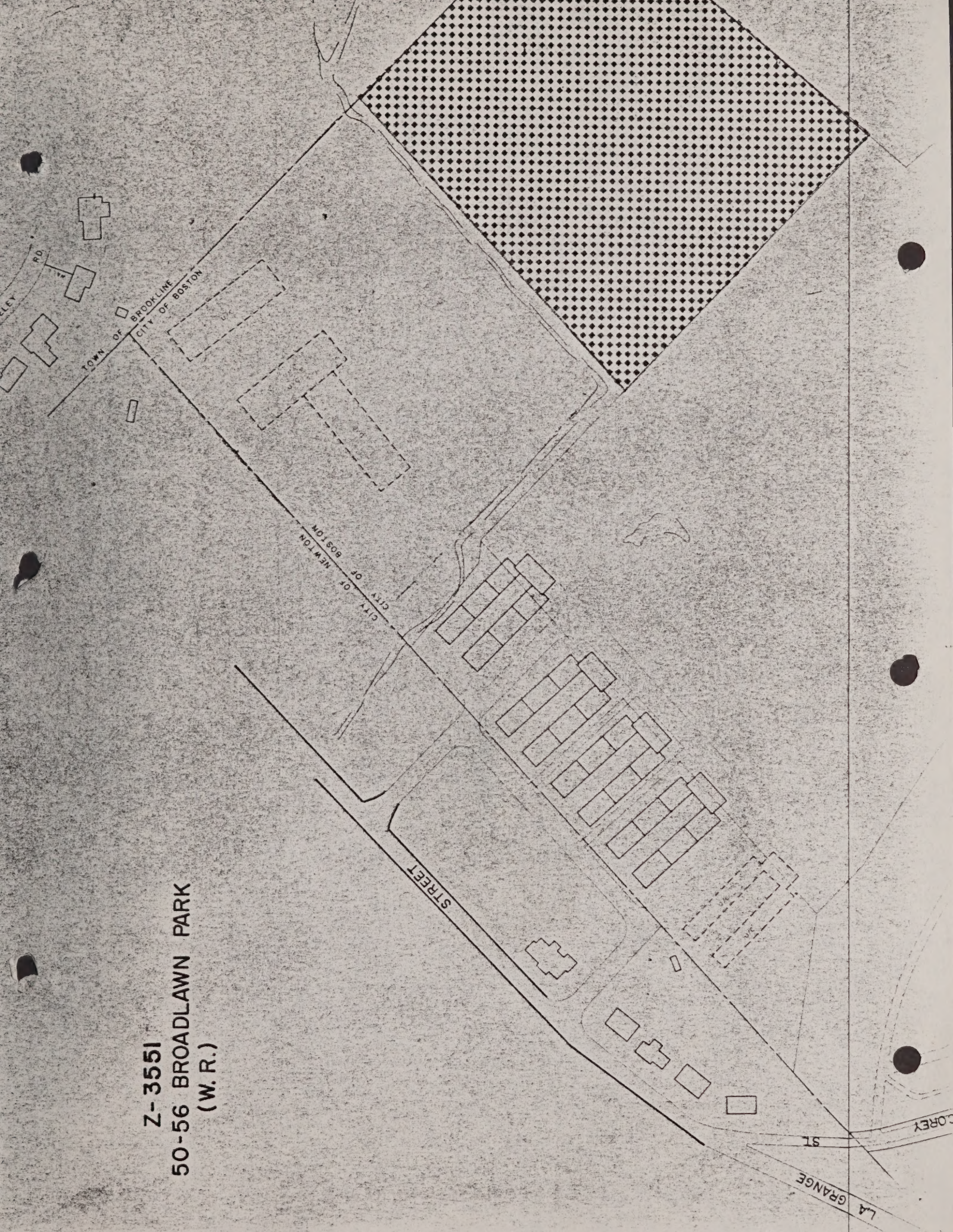
Violation:

Section 8-7. A private club is conditional in an R-.5 district.

Tennis recreation facility would be compatible with and is generally supported by the community. However, the site is low-lying, poorly drained land within a wetlands area which forms the headwaters of the Sawmill Brook. Primary concern would be the impact on the surrounding environment, abutting Brookline Bird Sanctuary, and Sawmill Brook. The entire site is subject to the Wetlands Protection Act, under which the Boston Conservation Commission must review the proposal. Recommend approval subject to Boston Conservation Commission requirements.

VOTED: In reference to Petition No. Z-3551, brought by Tri-City Trust, 60 Broadlawn Park, West Roxbury, for a conditional use to erect a one-story private club structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval subject to Boston Conservation Commission requirements. Tennis recreation facility would be compatible with and is generally supported by the community. However, the site is low-lying, poorly drained land within a wetlands area which forms the headwaters of the Sawmill Brook. Primary concern would be the impact on the surrounding environment, abutting Brookline Bird Sanctuary, and Sawmill Brook. The entire site is subject to the Wetlands Protection Act, under which the Boston Conservation Commission must review the proposal.

Z-3551
50-56 BROADLAWN PARK
(W.R.)



Board of Appeal Referrals 3/25/76

Hearing: 4/13/76

Petition No. Z-3556
Union Warren Savings Bank
48-50 Summer Street, Boston
at Arch Street

Two-story bank and office structure (under construction) - general business (B-10) district.

Purpose: to erect nonilluminated wall sign and illuminated window sign.

Violation:

Section 11-2. An illuminated sign is not allowed within the inside of the glass of a window.

Illuminated sign would indicate bank's logo. Signs were included in previous design review of facility. Recommend approval.

VOTED: In reference to Petition No. Z-3556, brought by Union Warren Savings Bank, 48-50 Summer Street, Boston, for a conditional use to erect two signs in a general business (B-10) district, the Boston Redevelopment Authority recommends approval. Signs were included in previous design review of facility.



Z-3556
48-50 SUMMER ST.
(B.P.)

